

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Implementation of Economic Support Programmes by the District SC Societies - Purchase of agricultural lands for the benefit of Scheduled Caste Landless agricultural labourers – Raising of Unit Cost from Rs.1,00,000/- up to Rs.5,00,000/- – Orders – Issued.

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**SOCIAL WELFARE (SCP.II) DEPARTMENT**

**G.O.Ms.No. 59**

**Dated: 02 -07-2013.**

**Read the following:-**

1. G.O.Ms.No.1, S.W.(SCP.II.2) Deptt., dated.8.1.2008.
2. From VC & MD., SC Corporation, Lr.Rc.No.NSF-2689/APSC/2011, Dated.8.8.2011.

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**ORDER:**

Several representations have been received by Government during the deliberations in the Cabinet sub-committee on SCSP / TSP to enhance the unit cost of the land under the Land Purchase Scheme in view of the steep increase in the cost of land. The performance of the land purchase in the last five years has been minimal, far from satisfactory, partly attributed to the low unit of cost of land. Providing land to the landless Scheduled Castes has been considered to be an important intervention in the strategy for poverty alleviation and in improving their social and economic conditions. As a major strategy under the Scheduled Caste Sub-Plan, Government have decided to enhance the Unit cost under the land purchase scheme.

2. Vide G.O.1<sup>st</sup> read above, orders were issued raising the Unit cost towards the Purchase of agricultural lands for Scheduled Castes from Rs.60,000/- to Rs.1,00,000/- with the following funding pattern:

1. Subsidy (50% subject to Limit of Rs.10,000/-)	-	Rs. 10,000/-
2. Margin Money (20%)	-	Rs. 20,000/-
3. NSFDC Loan (balance)	-	Rs. 70,000/-
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Total:	-	Rs.1,00,000/-
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3. The proposal of the VC & Managing Director, Andhra Pradesh scheduled Castes Cooperative Finance Corporation Limited in the reference 2<sup>nd</sup> read above, were examined in detailed by the Nodal Agency on SCSP in its meeting held on 13.3.2013 and 4-05-2013 and was agreed to be recommended to the State Council for enhancement of the unit cost of the land purchase scheme as a part of the SCSP plan for 2013-14. The Proposal was approved by the State Council in its meeting on 21.5.2013.

4. In pursuance of the approval of the proposal by the State Council on 21-05-2013, Government after careful consideration of the proposal hereby agree to enhance the unit cost of land under the Land Purchase Scheme from Rs.1.00 lakh to Rs.5.00 lakh to provide land to the landless women to an

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extent of up to 1.00 Acre wet or two Acres dry subject to detailed implementation guidelines for the land purchase scheme appended to this G.O.

The funding pattern under the scheme shall be as follows

Unit Cost	UptoRs.5,00,000/- or actual cost (whichever is less )
Subsidy	75% of the unit cost or Rs.2.00 lakhs (whichever is less)
Bank loan	Balance amount

5. The detailed guidelines & procedures on Implementation of Land Purchase Scheme are appended.

6. These orders are issued with the concurrence of Finance (SW.Exp) Department, vide their U.O.No. 710/56/A2/ESW/13, dated: 17-06-2013.

7. These orders are also available in A.P. Government Website 'www.aponline.gov.in'

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**J. RAYMOND PETER  
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The V.C. & Managing Director, APSCCFC Ltd., Hyderabad.

The Commissioner of Social Welfare, A.P., Hyderabad.

All the District Collectors in the State.

The Commissioner, Information & Public Relations Department.

The Commissioner, Panchayat Raj and Rural Development (RD.III) Department

Principal Secretary to Government, Finance (Expr.SW) Department.

**Copy to:**

G.A(I&PR) Deptt./P.S.to Prl.Secretary to CM/M(SW)/Spl.Secretary (SW)

PA to Addl.Secretary (NNR)/S.W.(SCP.I/Budget) Deptt.,

SF/SC

**//FORWARDED :: BY ORDER//**

**SECTION OFFICER**

# **LAND PURCHASE SCHEME - IMPLEMENTATION GUIDELINES**

## **CHAPTER – I**

### **I. OBJECTIVE**

The land purchase scheme is intended to provide agricultural land to the landless Women Agricultural Labourers from rural areas with the objective of providing sustainable income besides empowering them enhance their Social Status.

### **II. ELIGIBILITY:**

- (1) Only landless agricultural women labourers of SC households who do not own or possess any land are eligible.
- (2) In order to select the landless beneficiaries, detailed verification must be done for all applicants in order to verify if any lands are assigned / allotted under the land ceiling act, Tenancy act, Inam abolition act or through the Land Purchase Scheme earlier where land was purchased by them but not yet registered.
- (3) Only those families which have an annual income of less than Rs.60,000/- shall be eligible. Women beneficiaries amongst the BPL, households belonging to poorest of poor (POP) category shall be given priority.
- (4) The beneficiary shall not be below 18 years and above 60 years of age.
- (5) The beneficiary shall not be incapacitated in any way under the Indian Contract Act 1872 for entering into contract with the District Scheduled Castes Service Co-operative Society.
- (6) Only married women shall be identified as beneficiaries and land purchased in their names and registered.
- (7) Each identified beneficiary shall be eligible for up to 2.00 acres dry (or) up to 1.00 acre of wet land under this scheme.
- (8) The maximum permissible unit cost for each identified beneficiary including registration cost is Rs.5,00,000/-.

## **CHAPTER – II**

### **III Identification of Land and Beneficiaries**

- 1) Identification of Land beneficiaries and tracking of beneficiaries with regard to pre and post funding and /Monitoring &Evaluation shall be done under functional convergence with SERP & other Line Departments.
- 2) Beneficiaries shall first be shortlisted by the Mandal Level Committee and later be approved to the District Level Committee for selection and approval of all eligible beneficiaries.

- 3) Mandal Level Committee: The Mandal level Committee shall be constituted as follows:

MPDO	-	Chairman
MRO	-	Member
APO	-	Convenor of the MCC
VO, SERP	-	Member
Convenor of JMLBC	-	Member
Concerned Bank Manager	-	Member

- 4) District Level Committee: The composition of the District Level Committee shall be as follows:

Joint Collector	-	Chairman
ED SC Corporation	-	Convenor
PD, DRDA	-	Member
PD, DWAMA	-	Member
Joint Director, Agriculture	-	Member
DD (Ground Water)	-	Member
RDO (concerned area)	-	Member
Lead Bank Manager	-	Member

- 5) **Joint Inspection of Lands:** The identified beneficiaries should jointly inspect the land proposed to be purchased under the scheme. Unless the beneficiary is convinced about the land such proposal shall not be pursued further.

- 6) Factors to be taken into Consideration while considering purchase of land.
- a) Approach & access to the land
  - b) Distance to the land from the residence of the beneficiary.
  - c) Inundability of the land
  - d) Irrigation potential in case of dry land
  - e) Land should be already developed and in cultivation for least during the last five seasons.
  - f) Lands should not be covered under A.P. Tenancy, A.P Land Ceiling Act, Inams Abolition Act, Assigned Government land shall not be selected.
  - g) Land should be free from litigation.
  - h) Lands under Auction by courts should not to be purchased.
  - i) Land belonging to the Scheduled Castes and Scheduled Tribes, Small and Marginal Farmers shall not be purchased or proposed under the scheme.
  - j) In case of dry land there should be enough irrigation potential to cover the entire block of 6.00 to 8.00 acres for raising irrigated crops. Lands without irrigation potential (lack of ground water) shall be not proposed for purchase under the Scheme.
- 7) **Beneficiary fully satisfied with the land:** Action should be taken only if the identified beneficiaries are satisfied about the suitability and fertility of land for agriculture purpose. All further action should be dropped if the beneficiaries are not satisfied about the suitability of the land for agriculture. An affidavit of consent should be obtained from each beneficiary by the Executive Director before proceeding further.
- 8) A Certificate from the Mandal Revenue Officer should be obtained certifying :
- a) Confirmation of the ownership, possession and enjoyment and the subsisting right of the pattadar over the proposed land for purchase along with the certificate of mutation wherever necessary.

- b) The tharam / bagana of the land in the prescribed format should be obtained from the Tahsildar/ MRO of the concerned This certificate should be obtained from the Tahsildar of Mandal accordingly.
- 9) Selection of land should be in compact blocks of not less than 6.00 to 8.00 acres.
- 10) Ground Water Department to certify the ground water potential of dry lands:**
- a) All dry lands proposed for land purchase shall be explored for the ground water potential by the Ground Water Department.
  - b) The lands falling in the areas categorized as I & II as per the classification of Ground Water Department (over-exploited areas) shall be totally prohibited for purchase. Agriculture lands falling in category III shall be considered for purchase cautiously, only after detailed investigations and consent by Ground Water Department.
  - c) The Ground Water Department shall conduct thorough ground water survey and identify specific points of ground water availability. Ground Water Department should also determine the extent that can be irrigated under each identified point.

### **CHAPTER – III**

#### **Determining the price of the land**

- 1) Negotiations with the pattadar, about the price of the land shall be held only in the presence of the identified group of beneficiaries in a transparent manner after duly notifying the time date and place of negotiation to the pattadar and the beneficiaries.
- 2) The price shall be fixed by the District Level Committee headed by Joint Collector of the District.
- 3) The District Level Committee shall follow the said guidelines in arriving at the cost of land under this scheme:
  - a) The Committee shall inspect the lands together with the identified beneficiaries and the pattadar. It shall ascertain the veracity of the surveyor's report, Assistant Project Officer's (Agriculture) report and the ground water survey report. The Committee shall invariably perambulate the entire extent of the proposed land for this purpose.

- b) The Committee shall also ascertain, verify and satisfy itself about the ownership right and subsisting title of the pattadar over the land.
  - c) Basic value of the lands proposed for purchase shall be ascertained with the Sub-Registrar's Officers.
  - d) The Committee should also verify the price of similar lands in the village as per registered sales statistics of transaction that took place during the preceding three years from the date of verification.
  - e) In case, there are not registered sales in the village, the Committee shall verify the registered sales in the adjoining village. It shall also, if necessary, enquire into the price agreed upon in any unregistered sale of land in the village.
  - f) After arriving at a tentative price of the land after verification of all available information, the Committee shall again negotiate with the pattadar along with the group of identified beneficiaries. Wherever possible it shall be the endeavour of the Committee to reduce the price further and secure the best price for the land.
- 4) All further action should be dropped, if the identified beneficiaries are not satisfied with the price. Complete satisfaction of the beneficiaries, and their consent to the price of the proposed land is vital to the scheme. The Committee should ensure that this satisfaction is not forced upon but is genuine and voluntary.
  - 5) If all cases where the beneficiaries express their consent and are agreeable to the price, the Executive Director should obtain an affidavit of satisfaction about the price to be signed by each individual beneficiary. It should also indicate their readiness to repay the Bank loan component of the unit cost as per the prescribed repayment schedule by the Bank.
  - 6) A verification report covering all the above aspects should be submitted by the District Level Committee to the District Collector along with its recommendations.
  - 7) No separate price shall be fixed for existing structures or trees on the proposed land.

- 8) Finally, the District Collector / Chairman of District SC Society shall accord the administrative sanction / approve the identified beneficiaries and the cost of land in the funding pattern given below.

**Funding Pattern:**

Unit Cost	Rs.5,00,000/- or actual cost (whichever is less )
Subsidy	75% of the unit cost or Rs.2.00 lakhs (which ever is less)
Bank loan	Balance amount

**CHAPTER- IV**

**Sub-Division and Registration**

- 1) After receiving the consent from the beneficiaries and landowners, the land shall be sub-divided by the Mandal Surveyor and land shall be registered.
- 2) Plots allotment shall be done by the Mandal Level Committee by way of draw. When the number of beneficiaries are large and the land purchased in bulk needs to be subdivided in to plots.
- 3) The land owners shall produce the following documents to the Executive Director before registration.
  - a) Non-encumbrance certificate issued by the Sub-Registrar for preceding 13 years over the land under consideration for purchase.
  - b) No dues certificate
  - c) Pahani / Adangal copy extract for preceding (13) years indicating possession and ownership of land.
  - d) Certificate from the Tahsildar of Mandal declaring that the land is free of all encumbrances, arrears of land revenue and other taxes due to the Government.
  - e) Another certificate from the Tahsildar of Mandal declaring that the pattadar does not belong to SC and ST and is not a small or marginal farmer.
  - f) Wherever necessary the Executive Director shall also obtain the legal opinion of the Government Pleader.



- 4) The Executive Director shall obtain a certificate from the Tahsildar of Mandal confirming that the beneficiaries are landless labour. This certificate shall enable the beneficiaries to be exempted from payment of registration fee for mortgage deeds as per the existing Government orders.
- 5) Registration shall be done in favour of the individual beneficiaries. And Mortgage of land process shall be taken up simultaneously.
- 6) The mortgage shall be done in favour of Bank. On repayment and after release of sale deeds from the mortgage, 10 years lock-in period is proposed for keeping the documents (Sale deeds) with the District SC Society.
- 7) The lands provided under Land Purchase Scheme are prohibited from transfer / sale on par with the terms and conditions of A.P. Assigned Lands / (Prohibition of Transfer) Act, 1977.
- 8) Lands shall be handed over to the beneficiaries immediately after registration. A statement shall be obtained from the beneficiaries regarding handing over of the physical possession of the land.
- 9) It shall be ensured that demarcated plot shall be planted with stones at the corner of each plot.
- 10) Issue of Pattadar Pass Books and Title Deeds to the beneficiaries shall be ensured to facilitate the beneficiaries for obtaining the crop loans and agriculture input subsidies.
- 11) All the registered documents should be obtained from the Registrar's office within 15 days of registration.

## **CHAPTER – V**

### **Post Registration Action**

- 1) After registration, the mutation shall be carried out in the concerned Revenue Records reflecting the change of ownership and enjoyment.
- 2) Changes shall be carried out in the field measurement book and incorporate sub-divided plots allotted to the beneficiaries and a copy of the same to be handed over to the beneficiaries.

- 3) A copy of Pahani / Adangal shall be given to the beneficiaries after carrying out mutations.

### **Land Development and Use**

The ultimate objective of the land purchase scheme is to enable the Scheduled Caste beneficiaries to realize optimal production from the lands purchased for their benefit. In order to ensure it, the following steps to be taken to support the beneficiaries for the use of purchased land involving all relevant Line Departments under convergence. The APO (SERP) has to monitor the following.

- 1) Basing on the Ground Water Survey Report, the Irrigation facility shall be supplemented to get maximum productivity of lands allotted to the beneficiaries.
- 2) Energisation shall be carried out if required.
- 3) Land Development measures can be supplemented depending on the need and requirement under the assistance of Agriculture / Horticulture Departments under the Supervision of APO (SERP).
- 4) The Cropping pattern shall be discussed with the beneficiaries and organize training programs for the farmers in consultation with the Line Departments.
- 5) Farmers Committees shall be constituted to look after the management of natural resources for getting high yields.

### **Repayment**

The repayment schedule shall be drawn for the loan amount for making repayment in 10 annual installments (equated installments) with a moratorium period of (1) year with interest prescribed for the loaned component of the land purchase scheme.

**J. RAYMOND PETER  
PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**